

BUDE FARM

Exbourne, near Okehampton, Devon



A RECENTLY RENOVATED FORMER DEVON FARMHOUSE IN A PEACEFUL, RURAL LOCATION

With gorgeous views to Dartmoor, offering a stable yard and several pasture paddocks

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Kitchen/dining room | Drawing room | Sitting room | Family room | Study | Utility room

First Floor: Principal bedroom/shower room suite | Three further bedrooms and family bathroom

Outside: Parking | Gardens | Outbuildings | Stable yard with nine loose boxes | Range of pasture paddocks and woodland

In all about 22.66 acres

Distances: Okehampton 8 miles, Crediton 17 miles, Exeter 27 miles

(All distances are approximate)



SITUATION

Bude Farm is situated in the heart of the unspoiled, rolling farmland of West Devon. About 1.5 miles to the south is the village of Exbourne, offering a church, pub and a community shop. Further to the south, on the northern edge of Dartmoor National Park is the popular town of Okehampton which offers a full selection of amenities including a Waitrose, several independent shops and cafes and much more.

Beyond Okehampton is Dartmoor, renowned for its spectacular scenery with its granite tors, heather clad moorland and wooded valleys bisected by rushing streams and rivers and providing many opportunities on the doorstep for walking, riding, fishing etc.

In Okehampton there is a railway station with regular services to Exeter and there is easy access onto the A30 dual carriageway at Okehampton, leading east to Exeter and west into Cornwall. At the university and cathedral city of Exeter there is access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport.

THE PROPERTY

Bude Farm is an attractive stone, south-facing, former farmhouse situated in beautifully peaceful, rural surroundings, beside a small, quiet country lane.

The house has recently been entirely and thoroughly renovated and modernised to a high standard by the current owner and now provides beautifully presented family accommodation.

The drawing room with brick fireplace and woodburner and bifold doors to terrace and gardens, the large kitchen/dining room with fully fitted kitchen and island, and the sitting room are along the front of the house and all enjoy the gorgeous views to Dartmoor.



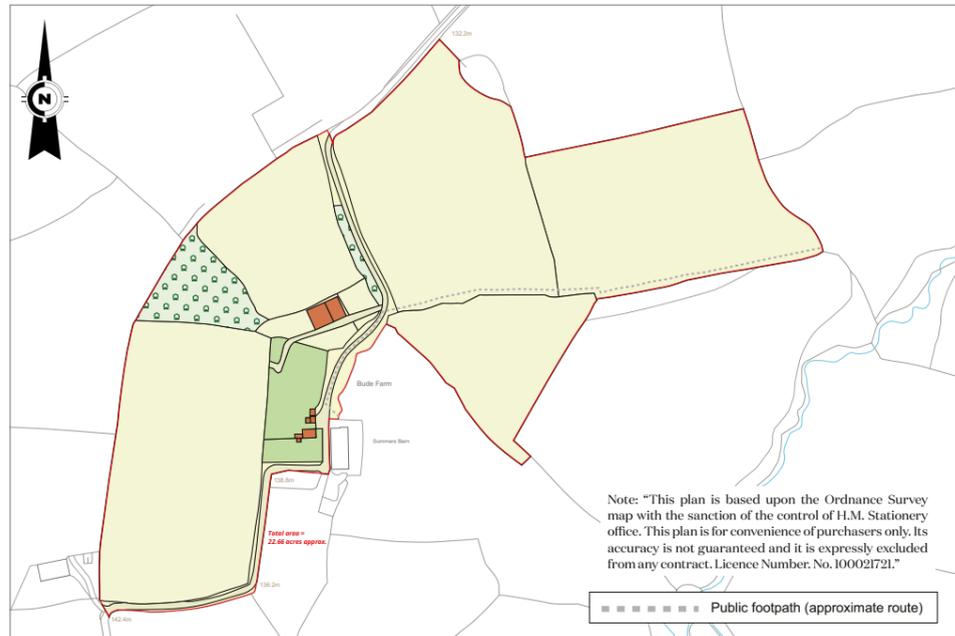
At the back, the family room with French doors to the terrace and gardens and the cloakroom could provide scope for a separate annexe suite if required.

On the first floor the principal bedroom and two of the other bedrooms also benefit from the stunning views across the surrounding rolling farmland of West Devon to the hills and tors of Dartmoor in the distance.

Off the road is a large gravel parking and turning area and steps down to the lawned front garden. Doors from the drawing room and family room open to the broad paved terrace area to the rear of the house, providing a delightful outdoor dining/sitting area and there is a further garden area beyond.

A wooden shed contains the water filtration equipment and back up water tank and there is also another separate outbuilding which could be used for whatever is required.





The property provides excellent equestrian facilities and there is lovely riding to be had on nearby Dartmoor, as well as The Grange Equestrian Centre, with indoor and outdoor arenas, just to the north of Okehampton.

A separate access from the road and track lead into the excellent C shaped timber stable block with nine loose boxes around a concrete yard and there is a three bay open fronted storage barn beside the stables.

Adjoining the gardens and stables are two essentially level pasture paddocks and a delightful small woodland, full of bluebells in the spring. On the opposite side of the road are three further gently sloping pasture paddocks. In total, Bude Farm sits in approximately 22.66 acres, however the land across the road can be sold separately should a purchaser wish to acquire a smaller acreage.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Oil fired heating.

Local Authority: West Devon Borough Council: 01822 813600

Council Tax: Band E

EPC: C

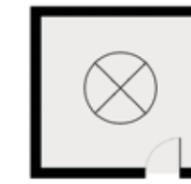
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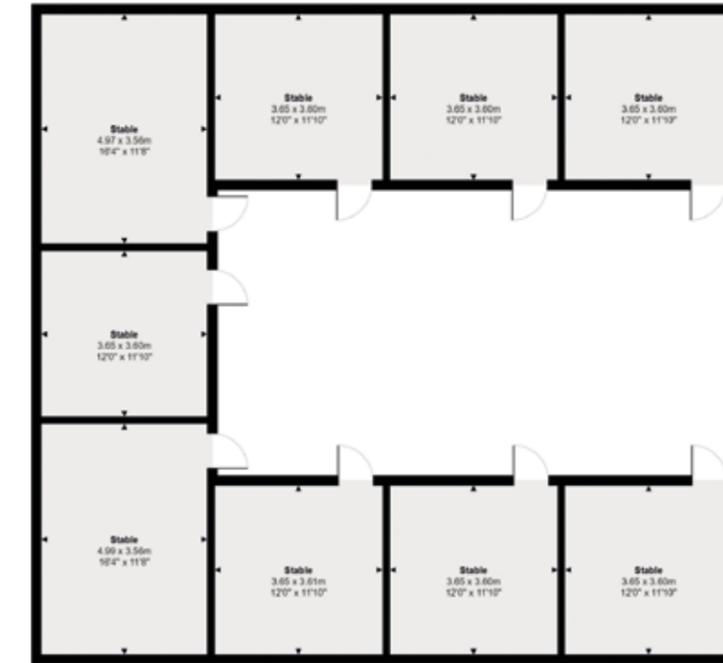
Ground Floor
Area: 114.5 m² ... 1232 ft²



First Floor
Area: 79.5 m² ... 855 ft²



Pump Room



Stables
Area: 131.0 m² ... 1410 ft²



Barn
Area: 97.1 m² ... 1045 ft²

Approximate Gross Internal Area
433.1 sq m / 4662 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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